

RESIDENTIAL DEVELOPMENT ACTIVITY

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in Fairfax County at one specific point in time (January 1 of the current report year), and does not reflect cumulative activity occurring throughout the preceding year. Further, specific units are counted only within the stage of the development process in which they occur on January 1 of the current report year.

Stages in the development process include the following:

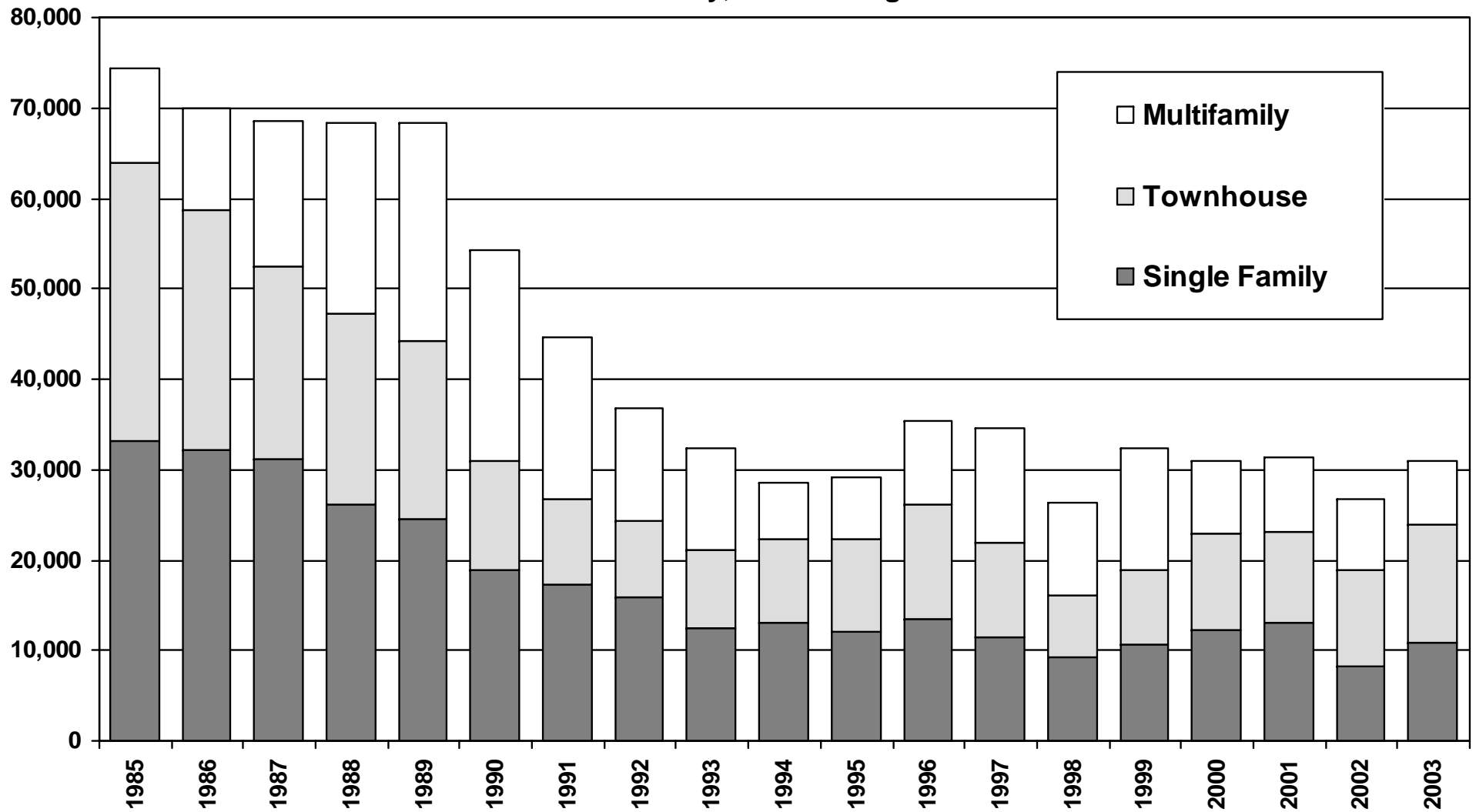
- 1) The number of residential units under construction.
- 2) The number of units for which building permits were issued but not started.

- 3) Approved site plans or subdivision plats.
- 4) Site and subdivision plans submitted.
- 5) Approved rezoning requests (identified as “Rezoning Granted” in the tables). Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests.
- 6) Rezoning requests submitted (identified as “Rezoning Pending”).

The number of units in the development process are categorized by unit type. The single-family category includes only single-family detached units. The townhouse category includes owned and rental townhouses, duplexes, and multiplex units. The multifamily category includes both condominium and rental units, either of which may be garden, medium-rise, or high-rise types.

FIGURE 7.1

**Housing Units in the Residential Development Process
by Structure Type
Fairfax County, 1983 through 2003**



Source: Fairfax County Department of Systems Management for Human Services, 2003.

TABLE 7.1

**Housing Units in the Development Process
by Development Stage
January 2002 and 2003**

Development Stage	Housing Units in the Development Process		
	2002	2003	Percent Change
Under Construction	1,280	887	-30.7%
Building Permit Issued but Not Started	3,453	4,007	16.0%
Site Plan Approved	8,291	13,183	59.0%
Site Plan Submitted	8,003	7,306	-8.7%
Rezoning Granted	4,615	5,513	19.5%
Rezoning Pending	1,015	159	-84.3%
Total Units in the Residential Development Process	26,657	31,055	16.5%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

TABLE 7.2

**Housing Units in the Development Process
by Unit Type
January 2002 and 2003**

Unit Type	Housing Units in the Development Process		
	2002	2003	Percent Change
Single Family	8,260	10,785	30.6%
Townhouse	10,534	13,227	25.6%
Multifamily	7,863	7,043	-10.4%
Total Units in the Residential Development Process	26,657	31,055	16.5%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Fairfax County, Virginia

January 2003

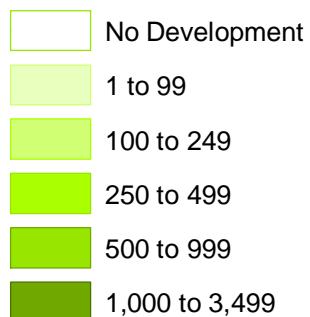


FIGURE 7.2

Residential Development Activity by Subcensus Tract



Housing Units



Note: Data for the City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

TABLE 7.3

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2003**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	22	0	0	22	12	0	0	12	26	0	0	26	17	0	120	137
Dranesville ¹	112	16	0	128	66	24	93	183	246	18	0	264	140	157	70	367
Hunter Mill ²	29	1	0	30	31	12	1,184	1,227	117	328	0	445	54	1,173	90	1,317
Lee	32	63	0	95	25	26	573	624	949	645	771	2,365	153	510	0	663
Mason	10	11	0	21	10	12	0	22	83	63	0	146	101	64	0	165
Mount Vernon	74	66	0	140	28	11	81	120	3,570	2,352	238	6,160	368	728	0	1,096
Providence	66	24	0	90	81	13	1,006	1,100	241	740	0	981	166	1,513	114	1,793
Springfield ³	95	91	0	186	68	52	84	204	538	488	0	1,026	54	1,200	0	1,254
Sully	112	62	1	175	71	25	419	515	422	1,348	0	1,770	261	253	0	514
Fairfax County	552	334	1	887	392	175	3,440	4,007	6,192	5,982	1,009	13,183	1,314	5,598	394	7,306

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	96	37	70	203	0	0	0	0	173	37	190	400
Dranesville ¹	18	0	70	88	0	0	0	0	582	215	233	1,030
Hunter Mill ²	32	179	0	211	0	0	0	0	263	1,693	1,274	3,230
Lee	56	82	0	138	0	0	0	0	1,215	1,326	1,344	3,885
Mason	12	106	0	118	0	14	0	14	216	270	0	486
Mount Vernon	1,198	87	0	1,285	27	0	0	27	5,265	3,244	319	8,828
Providence	298	47	0	345	28	80	0	108	880	2,417	1,120	4,417
Springfield ³	226	327	755	1,308	0	0	0	0	981	2,158	839	3,978
Sully	334	179	1,304	1,817	10	0	0	10	1,210	1,867	1,724	4,801
Fairfax County	2,270	1,044	2,199	5,513	65	94	0	159	10,785	13,227	7,043	31,055

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 7.4

**Residential Development Activity by Stage of Development by Town
Fairfax County, January 2003**

Town	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	2	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0
Town of Herndon	0	0	0	0	0	0	0	0	23	0	0	23	10	157	69	236
Town of Vienna	2	0	0	2	2	0	0	2	0	0	0	0	0	0	0	0
Towns Total	4	0	0	4	3	0	0	3	23	0	0	23	10	157	69	236

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	0	0	0	0	0	0	0	0	3	0	0	3
Town of Herndon	0	0	0	0	0	0	0	0	33	157	69	259
Town of Vienna	0	0	0	0	0	0	0	0	4	0	0	4
Towns Total	0	0	0	0	0	0	0	0	40	157	69	266

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

TABLE 7.5

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2003**

Planning District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	8	0	0	8	7	0	0	7	29	39	0	68	28	0	120	148
Baileys	4	0	0	4	1	0	0	1	18	0	0	18	72	64	0	136
Bull Run	126	102	1	229	104	57	419	580	629	1,477	0	2,106	205	192	0	397
Fairfax	46	62	0	108	54	20	534	608	162	497	0	659	63	1,055	0	1,118
Jefferson	1	0	0	1	5	2	62	69	25	118	0	143	13	116	0	129
Lincolnia	1	11	0	12	1	12	0	13	24	24	0	48	4	0	0	4
Lower Potomac	45	13	0	58	13	6	12	31	2,618	1,438	211	4,267	291	543	0	834
McLean	60	29	0	89	39	35	30	104	88	61	0	149	47	1,354	0	1,401
Mount Vernon	22	39	0	61	7	3	69	79	1,065	959	317	2,341	46	348	0	394
Pohick ¹	44	14	0	58	25	2	0	27	388	279	0	667	84	0	0	84
Rose Hill	7	0	0	7	11	0	52	63	312	202	2	516	109	0	0	109
Springfield	38	63	0	101	23	26	521	570	365	308	479	1,152	44	347	0	391
Upper Potomac ²	116	1	0	117	74	12	1,247	1,333	388	440	0	828	195	1,536	160	1,891
Vienna ³	34	0	0	34	28	0	494	522	81	140	0	221	113	43	114	270
Fairfax County	552	334	1	887	392	175	3,440	4,007	6,192	5,982	1,009	13,183	1,314	5,598	394	7,306

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	12	0	0	12	0	0	0	0	84	39	120	243
Baileys	0	106	0	106	0	14	0	14	95	184	0	279
Bull Run	461	94	1,304	1,859	10	0	0	10	1,535	1,922	1,724	5,181
Fairfax	23	411	825	1,259	2	0	0	2	350	2,045	1,359	3,754
Jefferson	81	0	0	81	0	0	0	0	125	236	62	423
Lincolnia	0	0	0	0	0	0	0	0	30	47	0	77
Lower Potomac	1,123	77	0	1,200	27	0	0	27	4,117	2,077	223	6,417
McLean	5	0	70	75	0	0	0	0	239	1,479	100	1,818
Mount Vernon	63	82	0	145	0	0	0	0	1,203	1,431	386	3,020
Pohick ¹	137	10	0	147	0	0	0	0	678	305	0	983
Rose Hill	50	0	0	50	0	0	0	0	489	202	54	745
Springfield	6	0	0	6	0	0	0	0	476	744	1,000	2,220
Upper Potomac ²	91	264	0	355	0	0	0	0	864	2,253	1,407	4,524
Vienna ³	218	0	0	218	26	80	0	106	500	263	608	1,371
Fairfax County	2,270	1,044	2,199	5,513	65	94	0	159	10,785	13,227	7,043	31,055

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
151	151.01	0	0	26	0	0	0	26
	151.02	0	0	8	0	0	0	8
	151.03	0	0	30	0	0	0	30
	Census Tract Total	0	0	64	0	0	0	64
152	152.01	2	0	36	0	0	0	38
	152.03	0	0	4	0	0	0	4
	Census Tract Total	2	0	40	0	0	0	42
153	153.01	1	2	152	0	0	0	155
	153.02	0	0	12	0	0	0	12
	Census Tract Total	1	2	164	0	0	0	167
154	154.01	1	0	46	0	0	0	47
	154.02	0	0	12	0	0	0	12
	154.03	0	69	4	0	0	0	73
	Census Tract Total	1	69	62	0	0	0	132
155	155.01	0	0	36	0	0	0	36
	155.02	0	0	2	0	0	0	2
	155.03	0	0	8	0	0	0	8
	155.04	0	0	12	0	0	0	12
	Census Tract Total	0	0	58	0	0	0	58
156	156.01	0	0	22	0	0	0	22
	156.02	1	0	0	0	0	0	1
	156.03	0	0	104	0	0	0	104
	156.04	3	0	38	4	0	0	45
	Census Tract Total	4	0	164	4	0	0	172
157	157.01	0	0	4	0	0	0	4
	157.02	0	0	18	0	0	0	18
	Census Tract Total	0	0	22	0	0	0	22
158	158.01	0	0	152	0	0	0	152
	158.02	1	0	4	0	0	0	5
	158.03	0	1	51	0	0	0	52
	Census Tract Total	1	1	207	0	0	0	209

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
159	159.01	4	0	20	6	0	0	30
	159.02	1	0	166	0	0	0	167
	159.04	0	0	10	0	0	0	10
	Census Tract Total	5	0	196	6	0	0	207
160	160.01	2	0	26	6	0	0	34
	160.02	0	3	160	0	38	0	201
	160.03	1	0	16	0	0	0	17
	Census Tract Total	3	3	202	6	38	0	252
161	161.01	0	0	32	25	25	0	82
	161.02	0	1	5	0	0	0	6
	161.03	1	0	34	0	0	0	35
	161.04	3	0	30	0	0	0	33
	Census Tract Total	4	1	101	25	25	0	156
162	162.02	0	0	100	0	0	0	100
	Census Tract Total	0	0	100	0	0	0	100
163	163.01	2	4	560	0	0	0	566
	163.02	2	1	417	0	0	0	420
	Census Tract Total	4	5	977	0	0	0	986
201	201.02	9	7	5	19	0	0	40
	Census Tract Total	9	7	5	19	0	0	40
202	202.01	0	52	0	0	0	0	52
	202.02	4	3	69	33	0	0	109
	Census Tract Total	4	55	69	33	0	0	161
203	203.01	0	0	0	8	0	0	8
	203.03	0	0	39	0	0	0	39
	203.04	0	0	11	0	0	0	11
	Census Tract Total	0	0	50	8	0	0	58
204	204.01	39	3	48	1	0	0	91
	Census Tract Total	39	3	48	1	0	0	91
206	206.03	0	0	4	5	0	0	9
	Census Tract Total	0	0	4	5	0	0	9

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
207	207.02	3	0	0	0	0	0	3
	207.03	0	0	0	10	0	0	10
	Census Tract Total	3	0	0	10	0	0	13
210	210.01	23	1	68	0	0	0	92
	210.02	6	0	16	0	0	0	22
	210.03	0	0	30	0	0	0	30
	210.04	0	1	2	347	0	0	350
	Census Tract Total	29	2	116	347	0	0	494
211	211.01	48	33	459	5	0	0	545
	211.02	0	0	16	0	47	0	63
	Census Tract Total	48	33	475	5	47	0	608
212	212.01	0	0	0	55	0	0	55
	Census Tract Total	0	0	0	55	0	0	55
214	214.01	0	0	18	0	0	0	18
	214.02	1	0	40	163	67	0	271
	Census Tract Total	1	0	58	163	67	0	289
215	215.01	0	0	866	0	0	0	866
	Census Tract Total	0	0	866	0	0	0	866
216	216.01	0	0	0	0	15	0	15
	216.02	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	15	0	21
217	217.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
218	218.01	0	0	77	184	0	0	261
	Census Tract Total	0	0	77	184	0	0	261
219	219.01	16	2	154	0	0	0	172
	Census Tract Total	16	2	154	0	0	0	172
220	220.02	0	0	2	0	0	0	2
	220.04	0	0	34	0	0	0	34
	Census Tract Total	0	0	36	0	0	0	36

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
221	221.01	32	18	813	271	10	27	1,171
	221.03	5	6	946	150	341	0	1,448
	221.04	0	0	640	84	0	0	724
	221.05	0	0	0	0	40	0	40
	221.06	1	0	65	0	73	0	139
	Census Tract Total	38	24	2,464	505	464	27	3,522
222	222.01	0	0	538	329	736	0	1,603
	Census Tract Total	0	0	538	329	736	0	1,603
223	223.01	0	8	225	0	3	0	236
	Census Tract Total	0	8	225	0	3	0	236
224	224.01	0	0	154	3	0	0	157
	224.02	0	0	2	0	0	0	2
	Census Tract Total	0	0	156	3	0	0	159
301	301.02	0	0	2	0	0	0	2
	301.03	0	0	20	2	20	0	42
	Census Tract Total	0	0	22	2	20	0	44
302	302.01	6	10	0	4	41	0	61
	Census Tract Total	6	10	0	4	41	0	61
309	309.01	3	0	6	2	44	0	55
	Census Tract Total	3	0	6	2	44	0	55
310	310.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
313	313.01	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6
315	315.01	14	6	11	0	0	0	31
	Census Tract Total	14	6	11	0	0	0	31
316	316.01	1	522	503	0	6	0	1,032
	316.02	0	0	44	20	0	0	64
	Census Tract Total	1	522	547	20	6	0	1,096
318	318.01	0	0	0	0	20	0	20
	Census Tract Total	0	0	0	0	20	0	20

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
323	323.02	0	0	4	0	0	0	4
	Census Tract Total	0	0	4	0	0	0	4
325	325.01	1	0	2	0	0	0	3
	Census Tract Total	1	0	2	0	0	0	3
326	326.01	0	0	15	0	0	0	15
	Census Tract Total	0	0	15	0	0	0	15
327	327.01	14	2	89	0	10	0	115
	Census Tract Total	14	2	89	0	10	0	115
328	328.01	0	0	12	0	0	0	12
	Census Tract Total	0	0	12	0	0	0	12
401	401.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
402	402.01	0	3	118	0	0	0	121
	402.02	0	0	0	0	0	2	2
	402.04	6	6	12	0	0	0	24
	Census Tract Total	6	9	130	0	0	2	147
403	403.02	1	1	0	0	0	0	2
	Census Tract Total	1	1	0	0	0	0	2
405	405.01	0	0	0	0	37	0	37
	405.02	0	1	0	0	0	0	1
	405.03	0	0	4	8	8	0	20
	Census Tract Total	0	1	4	8	45	0	58
406	406.01	13	1	0	0	77	0	91
	Census Tract Total	13	1	0	0	77	0	91
407	407.01	3	0	0	0	0	0	3
	Census Tract Total	3	0	0	0	0	0	3
408	408.01	0	0	0	120	0	0	120
	Census Tract Total	0	0	0	120	0	0	120
503	503.03	0	1	0	0	0	0	1
	Census Tract Total	0	1	0	0	0	0	1
507	507.02	2	1	6	0	0	0	9
	Census Tract Total	2	1	6	0	0	0	9

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
508	508.01	0	0	0	7	0	0	7
	508.03	2	5	23	0	0	0	30
	Census Tract Total	2	5	23	7	0	0	37
509	509.01	0	1	0	0	0	0	1
	Census Tract Total	0	1	0	0	0	0	1
511	511.02	0	0	12	0	0	0	12
	Census Tract Total	0	0	12	0	0	0	12
512	512.03	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6
513	513.01	3	1	0	0	0	0	4
	Census Tract Total	3	1	0	0	0	0	4
515	515.02	0	0	0	70	0	0	70
	Census Tract Total	0	0	0	70	0	0	70
519	519.01	1	1	0	0	0	0	2
	Census Tract Total	1	1	0	0	0	0	2
520	520.01	0	0	0	5	12	0	17
	Census Tract Total	0	0	0	5	12	0	17
521	521.04	0	0	39	0	0	0	39
	Census Tract Total	0	0	39	0	0	0	39
522	522.01	0	0	0	3	0	0	3
	Census Tract Total	0	0	0	3	0	0	3
524	524.05	0	0	0	13	0	0	13
	Census Tract Total	0	0	0	13	0	0	13
525	525.03	0	0	0	4	0	0	4
	Census Tract Total	0	0	0	4	0	0	4
526	526.02	0	0	24	0	0	0	24
	526.03	11	12	24	0	0	0	47
	Census Tract Total	11	12	48	0	0	0	71
527	527.01	1	0	0	64	106	14	185
	Census Tract Total	1	0	0	64	106	14	185
528	528.01	0	0	0	2	0	0	2
	Census Tract Total	0	0	0	2	0	0	2

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
601	601.01	0	0	0	8	0	0	8
	601.02	1	0	0	0	0	0	1
	601.03	8	6	19	0	0	0	33
	Census Tract Total	9	6	19	8	0	0	42
602	602.01	0	0	2	0	0	0	2
	602.02	0	0	0	3	0	0	3
	602.03	0	1	0	0	0	0	1
	Census Tract Total	0	1	2	3	0	0	6
604	604.02	0	0	9	8	0	0	17
	Census Tract Total	0	0	9	8	0	0	17
605	605.01	6	2	0	5	28	0	41
	605.05	11	11	39	0	36	0	97
	Census Tract Total	17	13	39	5	64	0	138
606	606.02	5	1	0	0	40	80	126
	Census Tract Total	5	1	0	0	40	80	126
607 ^a	607.01	1	1	0	0	0	0	2
	Census Tract Total	1	1	0	0	0	0	2
608 ^a	608.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
610 ^a	610.01	0	1	0	0	0	0	1
	Census Tract Total	0	1	0	0	0	0	1
611	611.01	1	0	0	0	4	0	5
	611.02	1	3	2	0	6	0	12
	Census Tract Total	2	3	2	0	10	0	17
612	612.02	11	24	112	20	0	0	167
	612.03	7	22	20	8	0	0	57
	612.04	12	484	421	12	0	0	929
	Census Tract Total	30	530	553	40	0	0	1,153

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
615	615.01	2	0	3	6	3	0	14
	615.02	0	0	0	11	11	0	22
	615.03	0	3	11	0	0	0	14
	615.04	0	494	3	0	0	0	497
	Census Tract Total	2	497	17	17	14	0	547
616	616.01	0	0	0	114	0	0	114
	616.02	2	2	7	86	93	26	216
	616.04	0	61	0	116	0	0	177
	616.05	5	3	8	0	0	0	16
	Census Tract Total	7	66	15	316	93	26	523
617	617.01	0	0	140	43	0	0	183
	617.02	1	0	0	0	0	0	1
	Census Tract Total	1	0	140	43	0	0	184
618	618.01	4	0	11	9	0	0	24
	618.02	11	0	0	0	47	0	58
	Census Tract Total	15	0	11	9	47	0	82
701	701.01	0	1	0	0	0	0	1
	701.02	1	0	0	0	0	0	1
	701.03	0	2	0	0	0	0	2
	701.04	2	1	0	11	0	0	14
	Census Tract Total	3	4	0	11	0	0	18
703	703.01	0	1	0	4	0	0	5
	Census Tract Total	0	1	0	4	0	0	5
704	704.01	0	0	0	4	0	0	4
	704.05	0	1	4	2	2	0	9
	Census Tract Total	0	1	4	6	2	0	13
705	705.03	7	0	0	0	0	0	7
	705.06	6	16	0	0	0	0	22
	Census Tract Total	13	16	0	0	0	0	29

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
706	706.01	0	0	4	0	0	0	4
	706.02	11	44	4	0	0	0	59
	706.04	2	0	0	0	0	0	2
	Census Tract Total	13	44	8	0	0	0	65
707	707.01	1	0	0	0	70	0	71
	Census Tract Total	1	0	0	0	70	0	71
709	709.01	2	0	3	5	0	0	10
	709.02	2	0	0	0	0	0	2
	709.05	0	2	0	0	0	0	2
	Census Tract Total	4	2	3	5	0	0	14
712	712.04	15	11	61	0	0	0	87
	Census Tract Total	15	11	61	0	0	0	87
713	713.01	1	2	21	9	75	0	108
	713.02	0	0	0	0	6	0	6
	Census Tract Total	1	2	21	9	81	0	114
714	714.01	0	1	4	4	0	0	9
	Census Tract Total	0	1	4	4	0	0	9
801	801.01	4	1	28	0	0	0	33
	801.02	1	0	0	0	0	0	1
	801.03	7	5	20	37	0	0	69
	801.04	2	1	7	0	0	0	10
	801.05	5	1	0	0	0	0	6
	Census Tract Total	19	8	55	37	0	0	119
802	802.01	15	9	31	13	0	0	68
	802.02	1	0	0	0	0	0	1
	802.03	3	2	0	0	0	0	5
	802.04	0	0	0	1,354	0	0	1,354
	Census Tract Total	19	11	31	1,367	0	0	1,428

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
803	803.01	6	3	6	0	0	0	15
	803.02	1	0	0	0	0	0	1
	803.03	6	7	23	0	3	0	39
	Census Tract Total	13	10	29	0	3	0	55
804	804.01	9	3	17	19	0	0	48
	804.02	7	5	4	0	0	0	16
	804.03	3	1	0	0	0	0	4
	804.04	2	0	0	23	0	0	25
	804.05	1	4	0	0	0	0	5
	Census Tract Total	22	13	21	42	0	0	98
805	805.01	0	0	0	1	13	0	14
	805.02	19	17	30	4	0	0	70
	805.03	1	0	8	4	3	0	16
	Census Tract Total	20	17	38	9	16	0	100
808 ^b	808.01	0	0	19	235	0	0	254
	Census Tract Total	0	0	19	235	0	0	254
809 ^b	809.01	0	0	4	1	0	0	5
	Census Tract Total	0	0	4	1	0	0	5
810	810.01	0	63	0	0	0	0	63
	Census Tract Total	0	63	0	0	0	0	63
811	811.01	0	357	410	584	0	0	1,351
	811.02	0	30	0	89	14	0	133
	811.03	0	1	0	0	12	0	13
	811.04	0	0	0	0	13	0	13
	Census Tract Total	0	388	410	673	39	0	1,510
812	812.01	0	0	0	2	0	0	2
	Census Tract Total	0	0	0	2	0	0	2
815	815.01	4	6	0	7	0	0	17
	Census Tract Total	4	6	0	7	0	0	17

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
816	816.01	3	5	0	5	0	0	13
	816.02	0	0	0	4	0	0	4
	Census Tract Total	3	5	0	9	0	0	17
817	817.01	0	0	12	12	0	0	24
	817.02	2	0	6	17	0	0	25
	817.03	1	0	0	0	0	0	1
	817.04	1	0	0	8	0	0	9
	Census Tract Total	4	0	18	37	0	0	59
819	819.01	0	0	41	0	0	0	41
	819.02	7	0	0	0	0	0	7
	Census Tract Total	7	0	41	0	0	0	48
820	820.01	6	3	16	5	0	0	30
	Census Tract Total	6	3	16	5	0	0	30
822	822.01	0	797	0	396	0	0	1,193
	Census Tract Total	0	797	0	396	0	0	1,193
823	823.01	0	17	0	0	0	0	17
	Census Tract Total	0	17	0	0	0	0	17
825	825.01	0	0	0	193	165	0	358
	825.02	18	5	59	51	0	0	133
	Census Tract Total	18	5	59	244	165	0	491
826	826.01	4	6	0	206	0	0	216
	826.02	11	3	141	0	135	0	290
	Census Tract Total	15	9	141	206	135	0	506
901	901.02	0	0	40	0	0	0	40
	Census Tract Total	0	0	40	0	0	0	40
905	905.01	0	1	0	0	0	0	1
	905.02	17	15	96	7	97	0	232
	Census Tract Total	17	16	96	7	97	0	233

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
909 ^c	909.01	2	1	0	0	0	0	3
	Census Tract Total	2	1	0	0	0	0	3
910	910.02	5	4	0	0	0	0	9
	Census Tract Total	5	4	0	0	0	0	9
911	911.01	8	10	0	0	0	0	18
	Census Tract Total	8	10	0	0	0	0	18
913	913.02	1	0	0	0	0	0	1
	913.03	2	2	0	0	0	0	4
	913.04	0	0	0	17	34	10	61
	Census Tract Total	3	2	0	17	34	10	66
914	914.01	8	7	52	47	5	0	119
	Census Tract Total	8	7	52	47	5	0	119
915	915.01	37	22	140	0	233	0	432
	915.02	75	448	1,364	181	1,404	0	3,472
	Census Tract Total	112	470	1,504	181	1,637	0	3,904
916	916.01	10	9	8	0	6	0	33
	Census Tract Total	10	9	8	0	6	0	33
917	917.01	7	0	0	25	0	0	32
	917.03	59	62	339	0	80	0	540
	917.04	39	70	76	1,043	1,087	0	2,315
	Census Tract Total	105	132	415	1,068	1,167	0	2,887
918	918.01	0	0	67	120	0	0	187
	Census Tract Total	0	0	67	120	0	0	187
919	919.03	1	0	0	0	0	0	1
	919.05	3	2	2	0	0	0	7
	919.06	1	0	0	0	0	0	1
	919.07	1	0	58	0	0	0	59
	919.08	0	0	6	0	0	0	6
	919.09	0	0	2	0	0	0	2
	919.1	1	0	2	0	0	0	3
	919.12	1	1	2	8	0	0	12
	Census Tract Total	8	3	72	8	0	0	91

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
920	920.01	3	0	0	0	0	0	3
	920.02	3	0	0	0	0	0	3
	920.03	4	0	0	12	0	0	16
	Census Tract Total	10	0	0	12	0	0	22
921	921.01	0	0	2	0	0	0	2
	921.02	0	0	10	0	0	0	10
	921.03	3	0	34	0	0	0	37
	921.04	0	1	8	0	0	0	9
	921.05	0	0	10	2	0	0	12
	921.06	0	0	8	0	0	0	8
	921.07	0	0	8	0	0	0	8
	Census Tract Total	3	1	80	2	0	0	86
922	922.01	2	0	28	0	0	0	30
	922.02	1	3	36	7	0	0	47
	922.03	0	1	88	0	0	0	89
	922.04	4	5	112	30	0	0	151
	922.05	4	1	90	17	0	0	112
	Census Tract Total	11	10	354	54	0	0	429
923	923.01	0	0	15	0	4	0	19
	Census Tract Total	0	0	15	0	4	0	19
924	924.01	0	0	0	0	8	0	8
	Census Tract Total	0	0	0	0	8	0	8
Fairfax County		887	4,007	13,183	7,306	5,513	159	31,055

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All numbers shown in the table refer to housing units.

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table.

Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.